

CHA SIGNS CONTRACT TO BUILD NEW HOMES COSTING \$104,700,000

A contract authorizing the Chicago Housing Authority to proceed with the building of 6,766 new units of public housing at an estimated cost of \$104,746,631 was signed on July 25, just one week before the deadline imposed by Congress last summer. William E. Bergeron, regional director of the Public Housing Administration, signed for the Federal government, and Chairman Joseph P. Sullivan and Executive Director W. B. Kean acted for the Authority.

In addition to the 3,250 new public housing dwellings allocated to Chicago under the Housing Act of 1955, the new contract includes the 3,516 dwellings approved under the 1954 Act. The two allocations were combined in a single contract to facilitate financing procedures.

All of the 3,250 new homes in the 1955 allotment will be built on Chicago's South Side. Actual construction on the five sites, which were approved by the City Council on May 9, will probably not commence for at least two years. In the interim, the CHA will order title searches, surveys and appraisals of the properties, and then negotiate with owners for purchase. In addition, the 2,000 families now living on the sites must be given time and assistance in finding new and suitable living quarters. Those eligible for public housing will be given priority for available apartments in other CHA projects.

Planned for Large Families

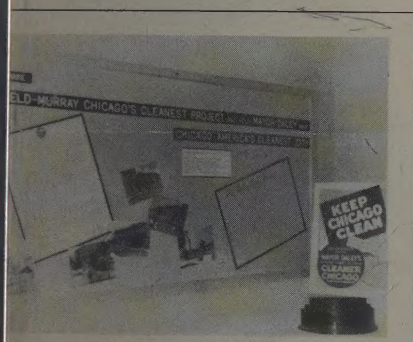
More than 58 per cent of the new apartments will be large enough to accommodate families with four or more children. There will be 1,320 apartments with three bedrooms, 390 with four bedrooms, and 176 with five. Almost a third of the new units, or 1,056, will have two bedrooms. The remaining 308 apartments will be of the one-bedroom type, adequate for the small family, usually consisting of a parent and one child, or an elderly couple.

Tentative plans call for three- and fourteen-story buildings. At 38th and Cottage Grove, three elevator buildings, fourteen stories high, will contain 396 apartments. Seven three-story and one fourteen-story structure will be erected at 44th and Cottage Grove, containing 202 apartments.

Three contiguous sites running between State Street and the New York Central tracks from 40th to 51st Street will be redeveloped with 2,652 apartments in 18 fourteen-story and 30 three-story structures.



NEW HOMES FOR LOW-INCOME FAMILIES will be built in Chicago at an estimated value of \$104,746,631. Contract between the CHA and the Public Housing Administration was signed July 25 by Joseph P. Sullivan (left), Chairman of CHA Commissioners, William E. Bergeron (center), Regional Director of PHA, and Lieut. General William B. Kean (right), Executive Director of CHA.



Clean Up for Health's Sake . . . Keep it up for Beauty's Sake

Mayor Richard J. Daley's 1956 Clean-Up Campaign got some concerted attention from tenants and management staff at CHA projects during the summer.

Tenants at Altgeld Gardens and Murray Homes got the "call to action" when they went to the Administration Building to pay their rent. A large display in the lobby features Mayor Daley's official invitation to Chicagoans to help him make Chicago America's cleanest city.

Results of just a few minutes a day "cleaning up" are seen in the display photographs of good neighborhood yards. Space is reserved for pictures of gardens showing greatest improvement.

Horner, Ickes and Cabrini Homes and Leclaire Courts are also putting special campaigns to beautify their grounds. Lending enthusiastic support were project organizations of adults and children.

Chicago businessmen and neighborhood merchants have generously contributed gifts of jewelry, pens, soft drinks, golf balls, and food items which will be awarded to tenants putting forth extraordinary effort.

Mayor Daley will succeed in making Chicago America's cleanest city when every Chicagoan does his part. The tenants who live in CHA housing developments in all sections of the city are intent on doing their part.

On Sunday, July 29, 1956, the Chicago Sun-Times printed an editorial dealing with public housing which is reproduced below.

While the Chicago Housing Authority is grateful to the Sun-Times for the commendation of its policies and practices, decision to reprint the editorial does not stem from immodesty.

The editorial and its accompanying cartoon appear in these columns because we feel that no finer tribute has ever been paid the people all over the country who have worked so diligently and so ably to make effective the aims and purposes of the lawmakers who foresaw the benefits to be derived from a public housing program.

SUNDAY

SUN-TIMES

JULY 29, 1956

Public Housing

Last week, Congress passed an Eisenhower-approved bill to provide 35,000 new public housing units a year for the next two years. Chicago's share of these may be about 6,500 units.

Last week, also, the Chicago Housing Authority signed a contract with the federal government to construct 3,250 new public dwelling units on the South Side to cost \$50,000,000.

The two happenings, which were considered rather routine in the general run of news, pointed up the fact that public housing no longer is a matter of great controversy but is accepted generally as part of the normal pattern of urban living.

With the new units mentioned above, Chicago will have 28,000 public housing apartments. During the next five years, the number probably will be doubled. Acres of slums are being cleared and built up with decent housing for the benefit not only of the tenants but of the city as a whole.

Many persons believe that public housing is a burden on the taxpayers. The fact is, it eases the burden of taxpayers.

Slum land usually contains many parcels of property on which taxes have long been unpaid. When the housing authority buys that land, it pays up past bills. Since 1937, the authority has paid \$2,000,000 in back taxes, \$350,000 in past-due special assessments and \$100,000 in unpaid water bills.

Next, the housing authority makes it possible for the county, the city, the Board of Education and other agencies to realize more money from the former slum land. The land on which the 3,250 units mentioned above will be built paid only \$65,684 real estate taxes in 1954.

When the present slum dwellings are torn down and replaced with modern, healthy, fireproof buildings, the tenants will pay an estimated \$1,458,600 a year in rent. Of this, 10 per cent or \$145,860 will go to the

public agencies in lieu of taxes. Thus twice as much money will be realized out of the land for schools and other public expenses than is now being produced.

In addition, the expense to the community of maintaining the slum area will be reduced. Slums cost a city more for police, fire and health protection than better areas. Disease and juvenile delinquency are reduced by slum clearance.

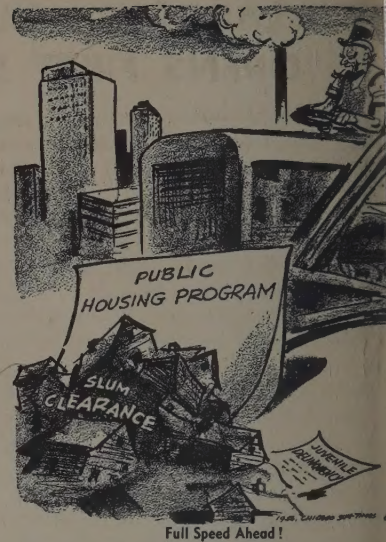
Under Lt.Gen. William B. Kean, who became executive director of the Chicago Housing Authority Sept. 1, 1954, administration of public housing has greatly improved, especially with regard to business efficiency. Maintenance and rehabilitation have been stepped up. He recently negotiated a \$1,200,000 loan from the government to rehabilitate Addams, Lathrop and Trumbull, the city's three oldest projects, built in 1938.

Gen. Kean has reduced the vacancy rate. Six months before he took over there were 500 vacant apartments. Last January there were only 27 out of service while being fixed up for the next tenants.

Such efficiency means that the authority collects more money and is better able to pay off its building bonds. It means also that more families are accommodated and the human element recognized.

Under Gen. Kean, racial disturbances at projects have greatly diminished. He brings about racial integration in a quiet, nonsectarian manner by enlisting the aid of community and neighborhood leaders.

Private builders and apartment operators long have recognized that they cannot provide adequately for low-income families. Public housing pays its own way and is a community responsibility. It provides relocation sites for those uprooted by civic projects. All in all, public housing is widely accepted and much credit locally is due to Gen. Kean.



CHA BUYS TWO SOUTH SIDE FEDERAL HOUSING PROJECTS

Ownership of two public housing developments on Chicago's South Side passed from the Federal government to the CHA on June 30th. The two projects, Altgeld Gardens at 130th Street and Langley and Wentworth Gardens at 37th Street and Wentworth, have been operated under lease agreements since they were completed in 1944 and 1946.

Purchase price of the two properties which contain apartments for 1,922 units, was \$10,157,176.55. An additional \$150,300 was paid for equipment, supplies and for an outstanding mortgage. The Authority estimates that at today's prices, it would cost more than \$25,000 to build the projects.

To finance the purchase, CHA issued temporary loan notes totaling \$10,000,000. Before these mature in November 1956, the Authority will issue 40 bonds to retire the short-term borrowings.

While the projects were leased, all income was returned to the Federal government. With title vested in the Authority, income will be applied against operating costs, and assistance in making debt service will be available from the Federal government under annual contributions contracts.

OWNERSHIP OF PWA PROJECTS TO BE TRANSFERRED TO CHA

Negotiations are in process with the Public Housing Administration for transfer of title to Chicago's first public housing developments to the CHA. The three projects, Addams Houses, Lathrop Homes and Trumbull Park Homes, were built by the Public Works Administration in 1938, and since that time have been leased to the Authority.

Y'S LARGEST HOUSING PROJECT OPENS FIRST BUILDING TO TENANTS

Tenants began moving in to the first building completed at Frances Cabrini Extension on August 6, when 26,000,000 CHA housing development was opened. On the fifth day the first move-in, all 65 apartments in the seven-story building at 414 West Street were occupied.

Cabrini Homes Extension will eventually house 1,921 families and is the largest single public housing development built or planned to date for Chicago.

More than 35 acres of dense slum on Chicago's Near North Side were cleared to make room for the 7-, 10-, and 13-story elevator buildings.

In the spring of 1957, seven additional buildings will be finished; four containing 65 units each in seven-story structures; two containing 136 units in 10-story buildings; and one nineteen-story building containing 262 units. All are planned for family living and range from one to five bedrooms.

Typical Family

A typical of the new tenants at Cabrini Homes Extension was the one that moved in on August 10 and enabled the Authority to place a figurative "No vacancy" sign on the building. Henry Mitchell, 37, a native Chicagoan who works for the Post Office Department, has been on CHA waiting lists for more than two years. Meanwhile he has lived in substandard buildings on Chicago's South Side.

The Mitchell family was assigned a two-bedroom apartment for which they will pay \$64 a month. The rent charge is based on his annual income and an exemption of \$100 for each minor child.

Although construction on surrounding buildings will continue for many months to come, the attendant noise and debris will not bother the Mitchells. They see in Cabrini Extension the promise of a new neighborhood where good living will be available if all residents will do their part, and the Mitchells are ready to do theirs.

Landscape Work

Less than 16 per cent of the land on which Cabrini Homes Extension stands is covered by buildings. The balance will be used for playgrounds, courts, and sitting out spaces.

To beautify the area, CHA issued invitations to contractors to bid on what is believed to be the largest single landscape job ever to be awarded in the Middle West. Specifications call for filling the area with about 25,000 cubic yards of top soil, and installing 10,000 shrubs, 500 shade and flowering trees, and about 23,000 feet of post and chain fence. About 17 acres of land will be seeded for lawns.

Low bid for the job was submitted by Otto Damgard of Des Plaines, Illinois, in the sum of \$238,768. Contract will be awarded after study by CHA and approval by the Public Housing Administration.

CHA TO MAKE NEW PAYMENT TO CITY ON VET'S HOUSING

As soon as the final audit is completed, the Chicago Housing Authority will turn over to the City a check for about \$125,000, in final settlement of the City's investment in temporary housing for veterans of World War II.

The last of the temporary projects was closed in January, 1956, after a ten-year operation in which it housed the families of some 8,000 veterans who were victims of Chicago's post-war housing shortage. All of the 22 locations on which the quonsets, demountables and trailers were located have now been returned to the Board of Education, Forest Preserve District and Sanitary District, owners of the properties, who leased the sites to CHA at \$1 a year as a public service.

The Authority previously returned to the City \$1,000,000 against the \$2,000,000 made available by the City Council in 1945 and 1946 for installing utilities, roads and sidewalks at the 22 sites. Recapture of these funds was never anticipated by the City Council, since the life of the temporary housing program was authorized for only two years and the dwellings were to be made available at "reasonable" rentals. However, legal technicalities prevented the City Council from making the money available in the form of a grant as had been done in other cities.

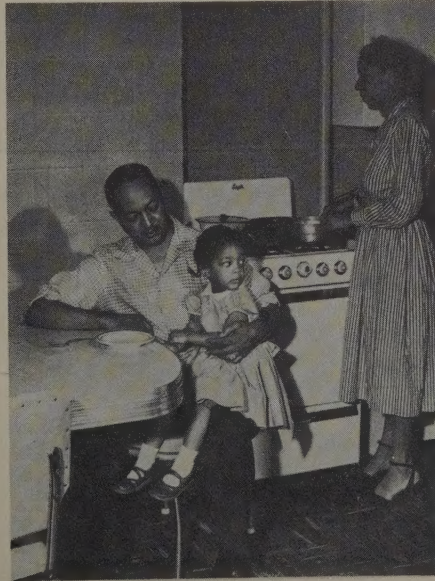
The temporary housing program for veterans was instituted in Chicago when the late Mayor Edward J. Kelly, taking advantage of the provisions of the Latham Act, applied to the National Housing Agency for temporary residential buildings. Because the City's corporate powers did not permit it to operate the program, Mayor Kelly designated the CHA to act as agent for the City.

The CHA Commissioners objected to the use of temporary housing on the ground that such housing would adversely affect property values in surrounding areas. Because of the urgent need, however, the CHA accepted the job of management.

As the temporary structures aged, they became increasingly unacceptable to owners of properties around them. Pressure from community interests to remove the buildings became persistent, but the continuing housing shortage made it impossible to close the projects abruptly, because of the hardship it would work on the veteran families.

The last of the original 3,359 temporary dwellings was closed in January, 1956. Since that time, the Authority has been restoring the sites.

The veterans' housing program served a vital need and justified the decisions of the Mayor, City Council and CHA.



MOVING DAY FOR THE HENRY MITCHELL FAMILY was a happy day. Sylvia, 2, Patricia, 4, and one-month old Claudia June look with wonder at the brand new tall building at Cabrini Extension which they now call home. Picture at the right shows the family taking time out from unpacking chores to prepare a snack in their modern, well-planned kitchen.

CONSTRUCTION MAY START THIS FALL ON HOUSING PROJECT FOR ELDERLY

Chicago's first public housing project for elderly persons may reach the building stage this fall if early decision can be reached on a location.

Since June, when the Chicago Housing Authority acted on Mayor Richard J. Daley's interest in immediate action toward obtaining housing for the city's senior citizens by earmarking \$1,900,000 of available funds to finance such a project, considerable progress has been made in preliminary planning.

Architects Appointed

Assignment to design the project has been given to the Chicago architectural firm of Loewenberg & Loewenberg. One of the deciding factors in selection of this firm was the national reputation enjoyed by one of its partners, I. S. Loewenberg, in knowledge of the special design features necessary in housing for elderly persons.

At an early meeting of the City Council, the Chicago Housing Authority will submit suggestions for a location, together with an overall plan for its development. Once the City Council gives its approval to a site, the Authority can go forward with final site planning and architectural work.

Interest in Project

Civic, religious, and welfare organizations of the city have voiced interest in the new CHA project. Experience with other private and public developments in the United States and in foreign countries will be drawn upon.

Working closely with the Authority at present are officials of the Metropolitan Planning and Housing Council and the Welfare Council of Metropolitan Chicago. To this latter group will probably go the task of operating the community facilities and recreational programs which will be so very necessary to successful functioning of the project.

CHA OFFICIAL TO HEAD COUNTY HOUSING AUTHORITY

Paul S. Freedman, deputy executive director of the CHA, has resigned to accept the post of executive director of the Cook County Housing Authority.

Freedman has been associated with the Chicago Housing Authority since October, 1945. He joined CHA as controller and has been deputy director since October, 1954. Freedman is known in the housing field, having been associated with the government public housing program since its inception.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS

June 30, 1956

COMPLETED

27 Developments—14,205 Dwellings	
1. Jane Adams Houses (F)	992
2. Julia C. Lathrop Homes (F)	925
3. Trumbull Park Homes (F)	456
4. Ida B. Wells Homes (F)	1,658
5. Frances Cabrini Homes (F)	584
6. Robert H. Brooks Homes (F)	834
7. Bridgeport Homes (F)	141
8. Lawndale Gardens (F)	128
9. Altgeld Gardens (F)	1,499
10. Wentworth Gardens (F)	422
11. Dearborn Homes (F)	800
12. Maplewood Courts (C-S)	132
13. Harrison Courts (C-S)	126
14. Leclaire Courts (C-S)	316
15. Racine Courts (C-S)	120
16. Ogden Courts (C-S)	136
17. Prairie Ave. Cts.-I-II-III (C-S)	318
18. Archer Courts (C-S)	148
19. Loomis Courts (C-S)	126
20. Phillip Murray Homes (F)	500
21. Victor A. Olander Homes (F)	150
22. Leclaire Courts Ext. (F)	300
23. Grace Abbott Homes (F)	1,218
24. Ida B. Wells Extension (F)	650
25. Harold L. Ickes Homes (F)	803
26. Gov. Frank O. Lowden Homes (F)	128
27. Gov. Henry Horner Homes-I (F)	595

UNDER CONSTRUCTION:

4 Developments—4,040 Dwellings	
27. Gov. H. Horner Homes-II (F)	325
28. Olander Extension (F)	150
29. Cabrini Extension (F)	1,921
30. Stateway Gardens (F)	1,644

IN DESIGN AND LAND PURCHASE STAGES:

26 Developments—5,643 Dwellings	
17. Prairie Ave. Cts.-IV (C-S)	
31. Rockwell Gardens (F)	
32. Prairie Ave. Cts. Ext. (F)	
33. Division-Ogden (F)	
34. Roosevelt-Blue Island (F)	
35. 35th & Wentworth (F)	
36. 32nd & Prairie (F)	
37. 35th & Calumet (F)	
38. 37th & Calumet (F)	
39. 37th & Ellis (F)	
40. Lake Park (F)	
41. Oakenwald School Area (F)	
42. 40th & Langley (F)	
43. 45th & Champlain (F)	
44. Pershing & South Park (F)	
45. 35th & Cottage Grove (F)	
46. 50th & Cottage Grove (F)	
47. 62nd & Blackstone (F)	
48. 51st & Calumet (F)	
49. 57th & Wabash (F)	
50. 63rd & Calumet (F)	
51. 63rd & Indiana (F)	
52. 63rd & Wabash (F)	
53. 57th & Normal (F)	
54. Lake & Damen (F)	
55. Monroe & Campbell (F)	

(F) Financed with federal funds; (C-S) with and state funds.

CHICAGO HOUSING AUTHORITY
608 South Dearborn Street
Chicago 5, Illinois

COMMISSIONERS

Joseph P. Sullivan, *Chairman*
John L. Yancey, *Vice Chairman*
Martin J. Dwyer, *Treasurer*
John R. Fugard
Charles R. Swibel
William B. Kean, *Executive Director*

today

UNIVERSITY OF ILLINOIS LIBRARY
Chicago Undergraduate Division
Navy Pier
Chicago 11, Illinois

today

Quarterly Report

No. 4

Chicago Housing Authority

December 1, 1956



Horner Homes Marching Group Wins Honors in Competition

When the spectacular West Side parade was held this autumn, the Henry Horner Homes Honor Guard took in first place as the best marching group. This honor was highly prized because of the character of the competition, which included the Illinois State champions as well as marchers from other sections of the city and nearby states.

The Honor Guard and its Drum and Pipe Corps are the particular pride of the Horner-Chicago Boys Club, whose staff members trained and organized the group. This pride is shared by the tenants of Henry Horner Homes, a housing development at Wood and Washington Streets, and the surrounding community. About half of the 250 members live at Horner Homes, but the remainder come from adjacent areas.

A twenty-five member board of directors, composed of parents of the boys, assist with many organization functions and with giving direction to the group.

The Horner-Chicago Boys Club has maintained temporary quarters at the project since first tenants moved in. Shortly after the first of the year, the new Community Building will be ready for occupancy and will be turned over to the Horner-Chicago Boys Club for the operation of a full-scale recreational and educational program for all age groups.

NORTH SIDE SITE RECOMMENDED FOR CHA PROJECT FOR ELDERLY PERSONS

The Chicago Housing Authority will recommend to the City Council a one-acre tract of land on the site of Julia C. Lathrop Homes, Diversey Parkway and Clybourn Avenue, as a suitable location for the Authority's first housing development to be built exclusively for elderly persons. The land lies on the east side of Leavitt Street, about half a block south of Diversey Parkway.

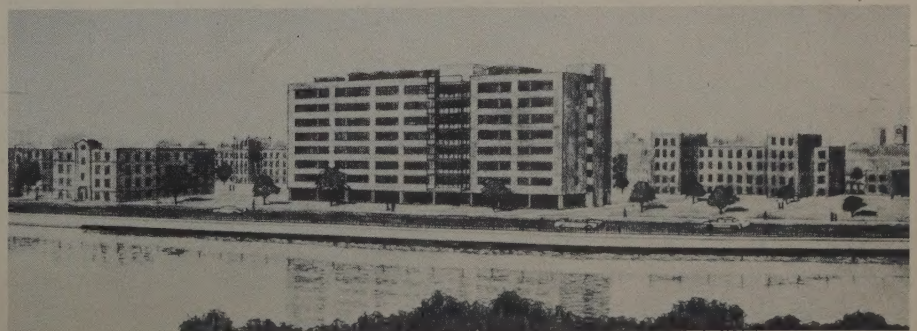
The Authority's decision on the North Side site was made after an exhaustive study of all areas in Chicago which could provide a one-acre tract of land meeting certain requirements which the CHA felt were of importance in assuring success of the venture. Proximity to shopping, local transportation, and medical facilities was one consideration. Location within a general area having a high proportion of elderly persons was another. In addition, the site had to be predominantly vacant in order to preclude a long delay in acquisition, family relocation and demolition, if it was to be of value in serving as a guide to future housing projects for elderly people. The land at Lathrop Homes filled all of these essentials.

Land Owned by Federal Government

Title to the land and buildings comprising Julia C. Lathrop Homes is vested in the Public Housing Administration, the Federal agency concerned with public housing. The 925-unit development was one of the first three public housing projects built in Chicago by the Public Works Administration in 1938. The Authority, with City Council approval, has concluded negotiations for purchase of Lathrop Homes and title will be transferred from PHA in January, 1957. Because the new project for the elderly cannot be incorporated as part of the original Lathrop project, arrangements will be made to exclude the one-acre site from the title transfer and to conclude a separate purchase of this land.

Tentative Plans

The Authority estimates that this North Side site can accommodate a seven- or eight-story building containing about 90 dwelling units especially designed to meet the needs of aged persons. If the site is approved, the building will be designed to harmonize with existing structures at Lathrop Homes. In June, CHA earmarked available funds to finance the development.



ARCHITECTS' PRELIMINARY SKETCH showing type of building North Side site could accommodate for the city's first project designed especially for elderly people. The seven- or eight-story structure would contain approximately 90 dwelling units. Architects are Loewenberg & Loewenberg.



NEW SCHOOL FOR STATEWAY GARDENS. Architects' sketch of Crispus Attucks School, \$1,500,000 structure, for which the Board of Education has just awarded building contracts. School will be located at south end of the project, between 38th and 39th Streets. Building was designed by Fugard, Burt, Wilkinson & Orth.

WAGE EARNERS' FAMILIES BENEFIT BY CHA RAISE IN INCOME LIMITS

Among the 796 new tenants admitted by CHA to the city's public housing developments in the three-month period ended September 30, sixty per cent were families of wage earners in low salary brackets. This is an increase of seven per cent over the previous quarter and is a direct result of the Authority's raise in the amount of income allowable for admission to public housing which became effective on July 1st.

These figures bear out the Authority's contention that previous limits on income were unrealistic in view of today's prevailing wage scale. By raising the level by approximately \$500, hundreds of wage earners whose incomes were just over the old limits became eligible for public housing.

Annual Incomes Up

The new tenants had an average annual income of \$2,575, compared with \$2,325 in the June quarter. These higher incomes were reflected in higher rent charges, which averaged \$51.08 a month, an increase of \$4.18 over the previous period. CHA rents are about 21 per cent of monthly earnings.

Relocation Expedited

Admission of former residents of public clearance sites, families who were displaced by urban renewal and public improvement programs, increased 23 per cent during the September quarter. A contributing factor to this increase was a newly adopted provision for special income limits for these displaced families. In housing developments built with city and state aid, these families are now eligible for admission if their

incomes are approximately \$600 above the regular admission limits, but \$250 below the maximum allowed for continued residence.

"Excess Income" Families

Another effect of the new income limits was seen in the marked reduction of families under notice to move because of "excess income." On June 30, 286 families had incomes over the amount allowed for residence, but by the end of September, this number had dropped to 86. These ineligibles constituted only 0.6 per cent of the Authority's rent roll, a new post-war low. Only 60 new families were added to the ineligible list during the quarter, and 57 moved out. The remaining 203 were restored to their eligible status.

LOYOLA SOCIOLOGISTS TOUR CITY REDEVELOPMENT AREAS

About a hundred students of Loyola University's department of sociology spent the afternoon of October 31 touring Chicago's West Side public housing projects and redevelopment areas. The tour was conducted by CHA and sponsored by Alpha Kappa Delta.

Buses left Lewis Towers early in the afternoon and proceeded through the West Side Clearance areas to Governor Henry Horner Homes, where students inspected apartments in a newly completed building. The Medical Center, Rockwell Gardens, Grace Abbott Homes, Hull House and Maxwell Street were among other points of interest on the itinerary.

CONTRACTS AWARDED FOR NEW SOUTH SIDE SCHOOL

The Board of Education awarded construction contract in November for a \$1,500,000 elementary school on State Street between 38th and 39th Streets. Ground will be broken shortly.

The new school building will stand at the south end of the new CHA housing development, Stateway Gardens now under construction. Its 39 classrooms and three kindergartens will serve the child population of the 1,644-unit housing development and the surrounding community.

The school is named for Crispus Attucks, a hero of the Revolutionary War. Attucks was a native of Massachusetts born in 1723 of Negro and Indian ancestry. He was one of the first American soldiers to fall under British gunfire in the war for independence. A statue in his honor stands on Boston Commons.

CHA PROPOSES NEW BUILDING FOR MONROE AND CAMPBELL

A proposal for the redevelopment of an additional site on the Near West Side has been forwarded by the Chicago Housing Authority to the Public Housing Administration for approval. The plan calls for the construction of a story elevator apartment building on Monroe and Campbell Streets. The structure would contain 140 dwellings.

The proposed site is adjacent to Rockwell Gardens, the Authority's combination conservation and redevelopment project on the Near West Side and within the area approved for public housing by the City Council in 1950.

The new units were covered by an early contract between the CHA and the Federal government and were originally scheduled for construction at 43d and Lowe Avenue. This property has been owned by CHA since 1941. Blueprints for the proposed project, which was to be named for Father Maurice J. Dorr, were ready in 1942, but construction was held up by the Federal government because of wartime shortages of materials.

In 1954, CHA declared the land surplus. Sale of the property could not be effected, however, until a new location was found for the dwellings contracted for with the government and arrangements made to absorb the costs incurred by CHA for demolition and relocation of site residents.

The plan to build at Monroe and Campbell Streets absorbs these costs and immediately upon approval of a proposal from PHA, the Authority will dispose of the 43d and Lowe site.

SEEKS TO REDUCE MAINTENANCE COSTS THROUGH NEW TYPE LAUNDRY FACILITIES

Complete laundry service, new to housing developments in Chicago, has been installed at Dearborn Homes, CHA project at 27th and State. The new facilities are expected to reduce maintenance costs for the city and effect greater convenience for tenants. If the operation proves successful, the CHA will consider similar installations in housing developments planned for future construction.

Maintenance Problems

Investigation by the Authority into the problem of high maintenance costs at Dearborn Homes revealed that many of the 100 housewives at the project were doing their laundry work in the apartment. As a result, excess condensation was ruining paint, plaster, and window sashes.

Tenants were interviewed and their complaints regarding the existing laundry facilities seemed justifiable.

Existing Facilities Inadequate

While the 800 apartments at Dearborn Homes are scattered through 16 buildings, laundry facilities were concentrated in two buildings. Time for washing and drying areas had to be reserved through the management. A housewife had to carry her laundry from her home building to the nearby laundry. A woman with small children faced the added problem of taking her children for the outdoors in wintertime and taking them with her. When she had finished washing

and hanging up the clothes, she went back home. After several hours, she had to pick up her washing, whether it was dry or not, necessitating another trip from building to building, often taking children with her. Then, too, there were the tenants who were careless about adhering to time reservations, causing arguments, irritations, and management problems.

CHA was aware that any rule against washing in the apartments in the face of these conditions was unenforceable. A recheck of the laundry facilities was made and management staff concluded that the laundry space was inadequate for 800 families. Further, there was no space available for installing new laundry rooms in additional buildings or for enlarging the existing facilities.

Solutions Investigated

Other housing authorities throughout the country were having similar problems, and the CHA learned that the Detroit Housing Authority had had favorable experience with the installation of a commercial laundry service.

Consultations with Chicago concessionaires led to a contract and a three-year lease with the Launderette Equipment Company of this city. Arrangements were made for the installation of model equipment and low-cost service.

The Installation

Coin-operated, automatic washers and dryers have been installed in two of the apartment buildings at Dearborn Homes. While this does not eliminate

the chore of taking clothing out of the home building, it does eliminate the "chasing back and forth," and the time spent in getting the work done has been made pleasant.

Trained attendants are on hand to advise the women on washing methods, removal of stains, etc. Washers are equipped with devices for washing blankets, woollens, synthetics and other fabrics requiring special treatment.

While the clothes are going through the washing and drying cycle, women and children are welcome to enjoy the "Day Room," equipped with free television. Coffee, hot chocolate and soft drinks are sold at nominal prices.

Costs of services are slightly below the going market charge, and soaps, bleaches and starch are sold below retail prices. Plastic-topped tables are provided for folding clothes as they come from the dryers, reducing the amount of ironing necessary.

The new launderette is very popular with the tenants, and the CHA is hopeful that it will solve the many problems inadequate facilities have posed for the Authority and its tenants.

SUMNER SOLLITT TO BUILD PRAIRIE COURTS EXTENSION

Contract for the construction of Prairie Avenue Courts Extension was awarded to the Sumner Sollitt Company of Chicago, which submitted the low bid of \$2,187,000 for the job.

Bids were opened in CHA offices on October 30 with six Chicago contractors participating. Orders to break ground for the new building will be issued as soon as PHA approves the contract.

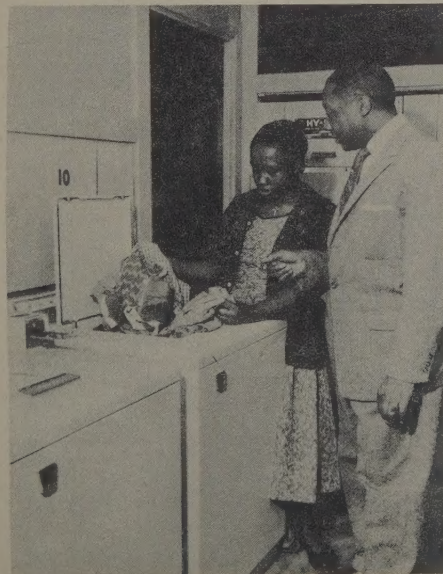
Specifications call for the construction of a 13-story elevator building at 2822 South Calumet Avenue, containing 203 living units. The "L" shaped structure will have open galleries, to permit a "sitting out" space on each floor. Seventy-eight of the units will have three bedrooms; 101 will have two, and only 24 will be of the one-bedroom type.

Less than 12 per cent of the three and a half acre site will be used for the building. The balance will be given over to gardens and playgrounds. Total cost of the new building is estimated at \$2,700,000.

Prairie Avenue Courts Extension will be designed to harmonize with the existing buildings at Prairie Avenue Courts, the city-state financed project immediately north, where 318 families live in 7- and 14-story elevator buildings and in two-story rowhouses. During the coming year, CHA will construct an additional eight dwellings on the site to complete the city-state program.



DEARBORN HOMES' MANAGER, Walter Payne, discusses new laundry facilities with tenants. Chrome plated carts are provided for transporting wet clothes from washers to automatic dryers. Laundry rooms are well lighted and ventilated.



SURVEY ORDERED TO DETERMINE HOUSING NEEDS OF CHICAGOANS

By next spring, a current picture of Chicago's housing supply and needs will be available to all city agencies and the public, as a result of action taken by the Chicago Housing Authority.

In September, CHA and other Chicago agencies engaged the services of the United States Bureau of the Census and the Chicago Community Inventory to conduct a detailed housing survey of the city. The Bureau of the Census will do its share of the work as an augmentation of its national housing inventory. In Chicago, where Census enumerators are conducting a limited housing census, they will expand their questioning to obtain additional information on local conditions vital to public and private redevelopers, and will work with a larger than customary sample.

When these data have been gathered, the findings will be turned over to the Chicago Community Inventory for correlation, analysis and interpretation.

Costs to Be Shared

Total cost of the job is estimated at \$97,500. Of this sum, \$75,000 will be paid by the Census Bureau, and \$22,500 will go to the Chicago Community Inventory, a non-profit organization affiliated with the University of Chicago. The Chicago Land Clearance Commission has indicated a willingness to contribute one-third, or about \$32,500. To defray the balance, the CHA has obtained permission from the Public Housing Administration to charge \$20,000 against development costs of public housing projects under current and future programs.

The CHA will attempt to obtain a contribution from other public agencies which will benefit from the information

obtained, and the remaining costs will be paid from State Grant funds in CHA custody, if the State Housing Board approves.

CHA Executive Director, W. B. Kean, has gone on record concerning the need for this type of data if the city is to plan intelligently for the future. All planning is now based on information obtained for the 1950 Census, which is now obsolete.

OPEN NEW BUILDINGS GOV. HENRY HORNER HOMES

New homes were available for low-income families when two buildings in the second stage of Gov. Henry Horner Homes were completed this fall.

Finished buildings at Horner Homes now house 725 families. Three additional buildings are expected to be ready for occupancy within 60 days, completing the 920-unit project begun by CHA on the Near West Side at a cost of more than \$12,000,000.

CHICAGO HOUSING AUTHORITY DEVELOPMENTS

September 30, 1956

COMPLETED

28 Developments—14,344 Dwellings

1. Jane Adams Houses	(F)	992
2. Julia C. Lathrop Homes	(F)	925
3. Trumbull Park Homes	(F)	454
4. Ida B. Wells Homes	(F)	1,658
5. Frances Cabrini Homes	(F)	584
6. Robert H. Brooks Homes	(F)	834
7. Bridgeport Homes	(F)	141
8. Lawndale Gardens	(F)	128
9. Altgeld Gardens	(F)	1,500
10. Wentworth Gardens	(F)	422
11. Dearborn Homes	(F)	800
12. Maplewood Courts	(C-S)	132
13. Harrison Courts	(C-S)	126
14. Leclaire Courts	(C-S)	316
15. Racine Courts	(C-S)	120
16. Ogden Courts	(C-S)	136
17. Prairie Ave. Cts.-I-II-III	(C-S)	318
18. Archer Courts	(C-S)	148
19. Loomis Courts	(C-S)	126
20. Phillip Murray Homes	(F)	500
21. Victor A. Olander Homes	(F)	150
22. Leclaire Courts Ext.	(F)	300
23. Grace Abbott Homes	(F)	1,218
24. Ida B. Wells Extension	(F)	650
25. Harold L. Ickes Homes	(F)	803
26. Gov. Frank O. Lowden Homes	(F)	128
27. Gov. Henry Horner Homes-I	(F)	595
28. Cabrini Extension-I	(F)	130

UNDER CONSTRUCTION

4 Developments—3,910 Dwellings

27. Gov. H. Horner Homes-II	(F)	325
28. Cabrini Extension-I-II	(F)	1,791
29. Olander Extension	(F)	150
30. Stateway Gardens	(F)	1,644

IN DESIGN AND LAND PURCHASE STAGES

29 Developments—8,893 Dwellings

17. Prairie Ave. Cts.-IV	(C-S)	97
31. Rockwell Gardens	(F)	20
32. Prairie Ave. Cts. Ext.	(F)	82
33. Division-Ogden	(F)	31
34. Roosevelt-Blue Island	(F)	95
35. Site to be selected	(F)	13
36. 32nd & Prairie	(F)	6
37. 35th & Calumet	(F)	2
38. 37th & Calumet	(F)	3
39. 37th & Ellis	(F)	6
40. Lake Park	(F)	10
41. Oakenwald School Area	(F)	15
42. 40th & Langley	(F)	20
43. 45th & Champlain	(F)	10
44. Pershing & South Park	(F)	15
45. 35th & Cottage Grove	(F)	10
46. 50th & Cottage Grove	(F)	10
47. 62nd & Blackstone	(F)	10
48. 51st & Calumet	(F)	15
49. 57th & Wabash	(F)	10
50. 63rd & Calumet	(F)	10
51. 63rd & Indiana	(F)	10
52. 63rd & Wabash	(F)	10
53. 57th & Normal	(F)	10
54. Lake & Damen	(F)	10
55. Monroe & Campbell	(F)	10
56. 38th & Cottage Grove	(F)	10
57. 44th & Cottage Grove	(F)	10
58. 40th & State	(F)	10

(F) Financed with federal funds; (C-S) with city and state funds.

CHICAGO HOUSING AUTHORITY

608 South Dearborn Street
Chicago 5, Illinois

COMMISSIONERS

Joseph P. Sullivan, *Chairman*
John L. Yancey, *Vice Chairman*
Martin J. Dwyer, *Treasurer*
John R. Fugard
Charles R. Swibel
William B. Kean, *Executive Director*

Today *Leads*

UNIVERSITY OF ILLINOIS LIBRARY
Chicago Undergraduate Division
Navy Pier
Chicago 11, Illinois

Sec. 34.66 P. L. & F.
U. S. POSTAGE
PAID
CHICAGO, ILL.
Permit No 862